Adur District Council

Planning, Regeneration and Wellbeing

Mr Mark Davidson
Hunter Davidson Design
125 Freshfield Road
Brighton
East Sussex
BN2 0BR

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1325/13

Details of Development
VEHICULAR ACCESS (RE-SUBMISSION OF AWDM/0790/13)

Location of Development
213 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4LS

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 21st October 2013.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
11/12/2013

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SCHEDULE

Reasons for Granting Permission

01. The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and/or highway safety and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No. 202.100.B titled Block and Location Plans date received 12-11-2013
    Drawing No. 202.102.A titled Proposed Plan, Elevation and Section of Front Garden Area date received 12-11-2013
    Drawing No. 202.103 titled Proposed Plan indicating vehicle swept path date received 12-11-2013

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The vehicular access hereby permitted shall not be used unless and until the areas indicated on the approved drawings for vehicular manoeuvring, turning, and parking have been provided, and all times thereafter kept free of obstruction and be available for those purposes.

    Reason: *In the interests of highway safety in accordance with the planning policies set out in National Planning Policy Framework.*

04. The vehicular access shall not exceed 3 metres in width and shall be laid out to provide vehicular visibility splays on each side of its junction with the existing public highway. These splays shall be 2.4 metres by 120 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

    Reason: *In the interests of highway safety in accordance with the planning policies set out in National Planning Policy Framework.*

PTO

05. No part of the development shall be first used until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: *In the interests of road safety in accordance with the planning policies set out in National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The WSCC Street Lighting Unit should be contacted in regards of the relocating of the existing street lighting column. These works should be undertaken prior to works on the new access commencing and the cost of the relocation should be met by the Applicant. The Applicant is advised to contact the Unit on 01243 642105 to agree these works.

03. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.